

**TOWN OF DAVIE
TOWN COUNCIL AGENDA REPORT**

TO: Mayor and Councilmembers

FROM/PHONE: Will Allen, Redevelopment Administrator (954) 797-2093

PREPARED BY: Will Allen

SUBJECT: Resolution

AFFECTED DISTRICT: District 1

ITEM REQUEST: Schedule for Council Meeting

TITLE OF AGENDA ITEM: COMMERCIAL GRANT LOAN - A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA RATIFYING THE DAVIE COMMUNITY REDEVELOPMENT AGENCY'S APPROVAL OF COMMERCIAL GRANT LOAN ASSISTANCE IN THE AMOUNT OF \$100,000 TO GRIFS WESTERN (AL GRIFFIN), 6211 ORANGE DRIVE; AND PROVIDING FOR AN EFFECTIVE DATE.

REPORT IN BRIEF: This resolution ratifies the Davie Community Redevelopment Agency's approval of a commercial grant for the renovation of Grifs Western retail store at 6211 Orange Drive. The plans are to increase the retail sales area by 924 sq. ft. and the stock and receiving area by 851 sq. ft. There will be considerable improvements made to the exterior of the building including extending the western facade across the entire building, having the siding extended to the west, placing simulated windows where they don't exist now, replacing the wood decking with a stamped concrete and adding lights to the exterior. The commercial grant program was reviewed and approved by the CRA at the January 12, 2009 CRA meeting. This grant was adopted to encourage new buildings and renovation to buildings within the redevelopment area. The terms of the grant include that the CRA will pay 1/3 of the costs of a building renovation or new building in an amount not to exceed \$100,000. The cost estimates of contractors showed that the improvements to the existing building would exceed \$785,000 so the project would be eligible for the maximum grant of \$100,000. The CRA approved this grant at the September 14, 2009 meeting. The contractor selected for this work is John Elwell Construction Co., Inc. The grant is to be paid upon receipt of proof that a certificate of occupancy has been approved. It should be noted that this is the first renovation to Grifs since 1980.

CONCURRENCES: The Davie CRA approved this commercial grant on September 14, 2009.

FISCAL IMPACT: Yes

Has request been budgeted? Yes

If yes, expected cost: \$100,000

Account name and number: Special Projects 010-0405-515.05-02

RECOMMENDATION(S): Motion to approve resolution

Attachment(s): Resolution
Copy of The Application For Commercial Grant

RESOLUTION NO. R-2009-

A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA RATIFYING THE DAVIE COMMUNITY REDEVELOPMENT AGENCY'S APPROVAL OF COMMERCIAL GRANT LOAN ASSISTANCE IN THE AMOUNT OF \$100,000 TO GRIFS WESTERN (AL GRIFFIN), 6211 ORANGE DRIVE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Davie Community Redevelopment Agency instituted a Commercial Grant Program on January 12, 2009; and

WHEREAS, the intent of the Commercial Grant Program is to provide an incentive to encourage improvements to commercial property with the redevelopment area; and

WHEREAS, the CRA wishes to assist in the renovation of the building at 6211 Orange Drive known as Grifs Western; and

WHEREAS, the estimated construction project provided an investment of over \$785,000 in the redevelopment area; and

WHEREAS, this project will increase the taxable value of property in the redevelopment area.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF DAVIE, FLORIDA.

SECTION 1. The Town Council of the Town of Davie ratifies the CRA's approval of Commercial Grant Assistance in the amount of \$100,000 to Grifs Western (Al Griffin) for its redevelopment project.

SECTION 2. This resolution shall take effect immediately upon its passage and adoption.

PASSED AND ADOPTED THIS ____ DAY OF _____, 2009.

MAYOR/COUNCILMEMBER

ATTEST:

TOWN CLERK

APPROVED THIS _____ DAY OF _____, 2009.

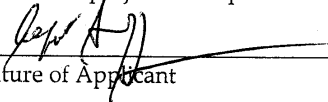
**Commercial/Residential Property Improvement Program (CRPIP)
Application**

Applicant's Name: Alfred D. Griffin, Jr.
Applicant's Address: 6211 Orange Drive, Davie, FL 33314
Applicant's Phone Numbers: Voice 954-587-9000 Fax 954-587-9734
Are you the Property or Business Owner? Property
Name of Business/Property to be Renovated: Grifs Western
Address of Business/Property to be Renovated: 6211 Orange Drive
Davie, FL 33314

Describe Planned Improvements: Exterior: Extend the Western facade to the west across the entire front of the building and partially along the west wall. Extend the covered boardwalk across the front of the building. New facade will include western theme accents to enhance exterior appeal and signage. Remove and replace old boardwalk across front and east side with new more durable product, enhance exterior appeal, new electric lights and timers to show facade overnight. Interiors, increase retail, sales area by 924 sq ft including new air conditioning, See Attached Page

Grant Amount Request: \$ 100,000.00
Interest Participation Amount Request: \$
Total Estimated Cost of Project: \$ 785,957.50

I hereby submit the attached plans, specifications, and color samples, as described in the attachment provided with this application, for the proposed project and understand that these must be approved by the Town of Davie Community Redevelopment Agency (CRA). No work shall begin until I have received written approval from the CRA. I further understand that unless otherwise approve by the CRA Board, funding will not be paid until the project is completed.



Signature of Applicant
Alfred D. Griffin, Jr.

Print Name

September 8, 2009

Date

*** Note: See the Attachment of documents required to be submitted with this application on the next page.

retail lighting, ceiling, flooring, and finish. Increase upstairs back stock and receiving area by 851 sq ft. to allow for increased inventory levels. Add elevator for handicap compliance. Refurbish existing retail area (lighting, floor, western finish) and supply new electric service and air conditioning for extra square footage.



September 8, 2009

Mr. Will Allan
Davie Community Redevelopment Agency
3921 S.W. 47th Ave., Suite 1008
Davie, FL 33314-3399

Dear Mr. Allan:

Attached, herewith, is my application to participate in Davie's CRA Grant Program.

I believe I have submitted all requested information, but if you find anything missing please inform me.

Three quotes are attached, with John R. Elwell Construction Co., Inc. being the least expensive at \$726,700.00. Additions to their quote as follows:

Original Quote	\$726,700.00
Architectural Drawings	\$ 31,167.50 (copies enclosed)
Lighting Fixtures	<u>\$ 28,090.00</u> (Anglia Jacs & Company)
Total Cost	\$785,957.50

Color photographs, architectural drawings including material descriptions, survey and legal descriptions, proof of insurance, and tax bills to prove ownership are included.

To comply with your "required documents, item 5, project meets criteria established" I submit, Griffs Western retail store has not been renovated or expanded since 1980.

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6211 S.W. 45TH STREET • DAVIE, FLORIDA 33314

PHONE: 954.587.9000 • FAX: 954.587.9734

The CRA grant funds will be used to extend the western façade to the west across the front of the property and partially along the west wall. The plans include architectural enhancements to establish the western theme consistent with Davie's "Western Theme Design" and electrical and exterior lighting to show off the property. Also, the required covered boardwalk will be extended across the front and the existing boardwalk on the south and east sides replaced. The retail sales area will be increased by 924 square feet and decorated "western" allowing for more and better merchandise display which should translate to more sales therefore more employment. Also, the back stock area will be increased. Electrical service lighting, and air conditioning will be increased sufficient for the new area and the old retail are renovated.

I submit to you that these improvements will greatly enhance Griffs Western's visibility in the community and help insure its viability for decades to come.

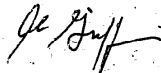
Improved real property equals increase in real estate taxes. Successful companies maintain their premises and create job opportunities.

To comply with your "require documents item 6, demonstrate that building use is consistent with Town land development regulations and land use plan" I submit.

The architecture is consistent with the western theme and two stories as is encouraged. The property is located within the Regional Activity Center/Town Center and is consistent with its requirements.

Will, thank you, for your help with the application.

Sincerely,



Alfred D. Griffin, Jr.